

Why Millcreek Commercial?

Asset class

- All our assets are NNN lease; all repairs, taxes, and insurance responsibilities fall on the tenant 100%
- The assets are recession resilient such as pharmacies, surgery centers, urgent care, investment grade
- All assets have 15-20 years on remaining on the lease with additional options to extend.
- Each asset is carefully analyzed, researched, and studied before purchasing. We ensure that the assets real estate fundamentals and value are extremely sound.
- We invest in up-coming, strong median income markets and choose parcels of land that are on busy corners and next to key locations.

T.I.C Structure

- You become a deeded co-owner of an asset and own a percentage of the building.
- All assets are extremely decision deficient due to NNN lease and a third-party property management company (see section's below)
- Ex// if a building cost 1MM and you buy 100k of the building you own 10% of the asset
- You are able to liquidate and sell your equity in the building independent of all other co-owners and at your convenience
- This structure is hands off and will require virtually no interaction with the other co-owners, it is designed to act as a passive monthly income stream for investors wanting a safe, secure, and stable investment.
- You are able to fully depreciate the assets.

Third Party Management company

- The fee is already factored into the returns seen on the OM
- The company collects and distributes rent at the beginning of each month to a direct deposit account
- They ensure the tenant is up to date on all NNN responsibilities by collecting repair invoices, insurances invoices etc.
- They will send these documents to the owners.

Heirs

- If you own 10% of an asset and decide to pass it on to your heirs, you are able to split up the ownership however you would like.
- Ex// if you had 4 heirs you could split up your 10% 4 ways. Each heir now owns 2.5% of the building and each heir is able to do what they please with their percent. Some may sell it, and some may decide to keep the equity they have in the asset
- This mitigates the drama of passing on real estate to heirs and can save the family the hassle of decision making. We see this very popular among investors whose heirs aren't familiar with real estate and how to manage it.

3 Decisions to be made

- If someone wants to whole buy the building each owner would need to agree to sell
- If the co-owners wanted to put in a new property management company
- Who to re-tenant the asset at the end of a 20 year lease.
- We have an investor relation specialist by the name of Brent Smith who would facilitate these 3 possible meetings.
- These are the only 3 meetings that need a vote on. The vote is a 75% majority win.